157.0	0009	0009.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,900 /	751,900
					USE VALUE:	751,900 /	751,900
					ASSESSED:	751,900 /	751,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRUNWALD JUDITH
Owner 2:	MINEHAN DAVID
Owner 3:	
Street 1:	201 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRUNWALD JUDITH -
Owner 2:	MINEHAN DAVID -
Street 1:	201 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,750 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Vinyl Exterior and 1827 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4750.000	357,500	600	393,800	751,900
Total Card	0.109	357,500	600	393,800	751,900
Total Parcel	0.109	357,500	600	393,800	751,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.55 | /Parcel: 411.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105219
GIS Ref:
GIS Ref:
Insp Date: 06/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0009-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,500	600	4,750.	393,800	751,900	751,900	Year End Roll	12/18/2019
2019	101	FV	260,000	600	4,750.	393,800	654,400	654,400	Year End Roll	1/3/2019
2018	101	FV	249,600	0	4,750.	331,900	581,500	581,500	Year End Roll	12/20/2017
2017	101	FV	249,600	0	4,750.	303,800	553,400	553,400	Year End Roll	1/3/2017
2016	101	FV	249,600	0	4,750.	258,800	508,400	508,400	Year End	1/4/2016
2015	101	FV	239,300	0	4,750.	225,000	464,300	464,300	Year End Roll	12/11/2014
2014	101	FV	239,300	0	4,750.	208,100	447,400	447,400	Year End Roll	12/16/2013
2013	101	FV	239,300	0	4,750.	198,000	437,300	437,300		12/13/2012

!12363!

PRINT

Date	Time
12/11/20	02:27:29

LAST REV

Date	Time
08/07/18	14:50:08
apro	
12363	

USER DEFINED

Prior Id # 1:	105219
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CROWLEY NELLIE	31123-389		2/9/2000	Family	330,000	No	No		
	8379-600		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2015	412	Renovate	6,500		4/29/2015			Demo front stairs
6/29/2009	530	Addition	30,000					4 SEASON ROOM A BI
4/29/2005	301	Redo Bat	19,800			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	345	PATRIOT
12/10/2008	Meas/Inspect	189	PATRIOT
6/1/2000	MLS	MM	Mary M
12/1/1999	Meas/Inspect	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4750		Sq. Ft.	Site		0	70.	1.18	7									393,750						393,800	

Total AC/HA: 0.10904 | Total SF/SM: 4750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,750 | Spl Credit | Total: 393,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22471261
Const Adj.:	0.99287075
Adj $ / SQ:	164.157
Other Features:	76250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439239
Depreciation:	81698
Depreciated Total:	357540

COMMENTS

OF=SOLO TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

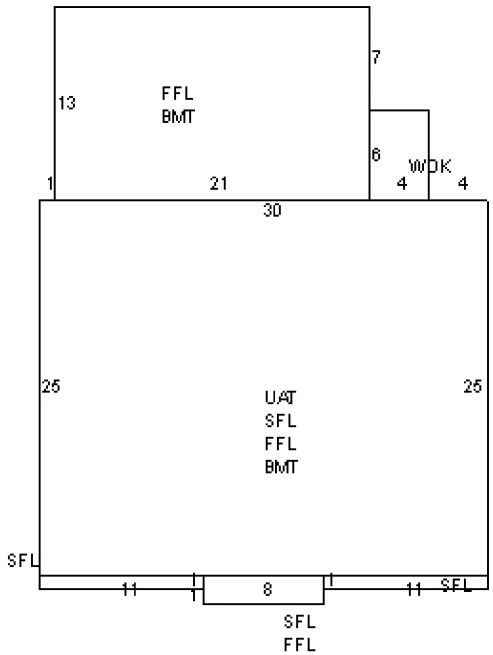
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.16
Special Features:	0	Val/Su Net:	116.75
Final Total:	357500	Val/Su SzAd	195.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,039	164.160	170,560
BMT	Basement	1,023	49.250	50,380
SFL	Second Floor	788	164.160	129,356
UAT	Upper Attic	188	65.660	12,312
WDK	Deck	24	15.890	381

Net Sketched Area:	3,062			Total:	362,989
Size Ad	1827	Gross Are	3624	FinArea	1827

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0009-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X12	A	AV	2010	5.09	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600